



ORIGINAL ARTICLE

Strategies for Improving and creating Diversity and Attractiveness of Public Spaces (case study: Baharestan square, Tehran, Iran)

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ABSTRACT

Baharestan Square is of the oldest squares fields in Tehran, and the main reason of having high traffic is existing of the building National Council (parliament's constitutional period) and the Parliament. In the current research, study of urban facades of part of Baharestan square has been investigated. This square leads from the southern to the neighborhood of Sarcheshmeh (and then the intersection of Siroos and Shoosh square), from north to Baharestan and Fakhrrabad streets and the neighborhood of Darvaz-e-Shemiran (and then to Pol-e-Choobi), from the West to the Islamic Republic Street, Sepahsalar garden and intersection of seyed Ali and from east to Mojahedin-e-Eslam street. The main objectives of this study were to improve pedestrian walkways, creating significant identity in the whole body of Baharestan square and improving the street wall and creating diversity and attractiveness of public spaces.

Keywords: field studies, squre, Baharestan square, Tehran, Iran

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INTRODUCTION

Housing as one of the primary needs of humanity, is of the first question that man has tried to answer the most basic and reasonable answer to it. However, in national planning, housing issue has not considered as a place for residents safety in mind and potential dimensions, and it was always desired as an economic problem. Free housing manufacturers and constructors due to looking to fast selling because of their rapid return on investment, try to put themselves in the residential neighborhoods and a distinctive presentation of their building and therefore are of main reasons why view of buildings in the city are not in the same coordination. Facades in Dehkhoda encyclopedia means appearance of everything, what is seen by the eyes, which can be seen from the outside, the outside view of the building, the exterior and physical appearance of a building, building facades, and technology of building facades. Common indicators for designing and criticizing urban facades are to extent that could investigate a street and urban physical (about 1:500 to 1: 1000). But creating essential in urban design in all ranges are of urban designing goals [1].

Physical components of urban space

Since the junction of mass and space creates form, urban spaces have also various forms. Components of urban spaces include floor, frame, roof and elements in space.

Street

Urban Street is of the main component of urban space that is the symbol of culture of the city, social interactions place, identity and so on. Street is a popular area for many social events that is the outer symbol of urban thinking. It can also be culture creator.

Organizing

Literal meaning of organizing is ordering, arranging, and decorating the head and face. Organizing concept in general is modification of existing relation and establishing the optimal order and arranging in the components of a system so that the entire system is directed toward predetermined goals. Organization of the urban landscape means regular arrangement of the facade components including

windows, entrance, corners, stairs, panels, etc. In a way that both a connection with entire background or theme creates and special facades do not cause tension and each building separately has specific identity. It should be noted that here the goal is not similarity and creating one shape of facades as uniformity causes boring the environment. Usually the main objectives of the urban organization are improving the physical and spatial structures through rehabilitation and urban renewal, improvement of urban land uses and activities situations in terms of safety, density, concentration, consistency and lack of compatibility and to improve the urban environmental situation through development of open and green spaces, to help improve moving and roadway traffic by movement patterns of vehicles and pedestrians in the city, improving the social and cultural environment through the development of cultural, artistic and sports, improvement of urban landscape and visual appearance and beautification values of the city and urban furniture, the economic boom by development and creating business and activities and product development. As can be seen, it has been mentioned to visual themes as a part of urban landscape.

Urban body and facades

Facades with volume are of urban body elements. Urban facades obtain of overlooking facades to public space. These facades are homogeneous in some cases and heterogeneous in other cases. They can be homogeneous because by a common language on the body of urban components are executed and are heterogeneous as each of these spaces by helping this language expresses their goals and needs. In Iranian cities, there is no common language between shots. Not common culture to express, and not same materials to use and do not follow a certain style.

Opinions of experts in the field of study of the urban landscape

Kamylozite

He was art historian, architecture and urbanism and of cultural model pioneering of urbanization in Austria. He knows street as a basic organ that its desired shape, should create a whole package and considers it reason the psychological effects of the limited field of vision. He knows variability and unpredictability of events and sights in the street of the major characteristics of streets and for this reason; he rejects the principle of symmetry. About the mobility and openness of vision axis he believes that as pedestrian gives human scale to space, see the space in its scale. Variety of spatial scales shall be in a way that pedestrians can keep special effects in his mind by moving in this space in order to his range of vision be unexpected and changing [2].

Jane Jacobs

He is a critic of architecture and urban planning that released in the 60 century, the book entitled the death and life of great American cities. In his praise of urban street and its effect on urban life suggested three qualities essential to the streets including clear distinction between public and private space, the presence of an observer's eyes as the owners of the street, and continuous pedestrian traffic [3]. One of the principles proposed by Jane Jacobs was emphasis on diversity and mix of land uses. He staunchly opposed any action plans that were place within its framework and a space with open benches and spherical lights by stereotypes shape. As Kamylozite believes, a desired shape of a street should form a closed area and its reason is because of psychological effects of limitation of field vision. In this study, it would be tried to enhance and create this whole regarding to this field. Furthermore, regarding to views and opinions of this thoughtful in designing spaces will be trying on human scale. As mentioned Jane Jacobs counts validity of spaces in uses mix and avoid of creating activities in specific framework. Kevin Lynch, considered social and biological vitality in urban space and clarity and readability of the urban environment, respect in size, and scale very important. Gordon Cullen has considered very importance the continuous view. Rob Carrier has considered safety of pedestrians from vehicles.

The total contents of the leading thinkers in this study are given below:

- Consideration of the appropriateness of the size and scale (human scale)
- Increased clarity and readability, to improve orientation situation and people mental imagery
- Attention to the presence of pedestrians on the street and designation suit with human needs
- The protection of pedestrians and attention to their safety
- creating spatial variation in public spaces
- Attention to the whole field in designing

METHODOLOGY

In this project regarding that the aim of the study was to investigate the various parts of the facade, field study was chosen that by using it required information obtains and after analysis problems and studied issues, options for improving and reforming the view presented. Urban spaces are phenomenon that objectivity understanding shows themselves to their uses. Data coming from urban space are not only physical and visual information but are information that can be understood by all the senses. Essential condition for counting public space to urban space is that in it social interaction and confrontation occurs.

Therefore, kinds of soft and hard spaces that are not bed of social interaction are not called urban space [4].

RESULT AND DISCUSSION

The aim of study of land use is providing basic information about the basic characteristics of land and different activities that carry out in it. The data are used for the analysis of land way of using in existing situation and preparing future land use map, to determine the proportion of land uses in the area and how they scatter and to identify the relation between uses and the extent to which a logical connection they have. Studies of land uses have key role in use, non-use, or misuse of the land. The following chart has been provided to show the area occupied by each use in the region (Fig 1). As can be seen the commercial business has occupied the largest area compared to another uses in the region. Since, the study area is a commercial street, so obtained result was justified (Fig.1).

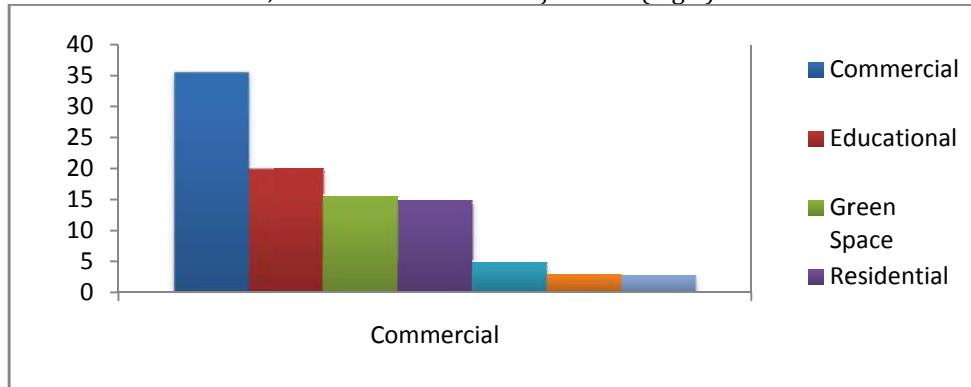


Fig 1. Comparison of different uses along the street in study area

The health and medicinal use had the least occupied area in the study area. As can be seen in the Fig.2, the most buildings in the study area were two-stories. However, existing of some tall buildings caused variations in the street and saved the street from the mundane due to homogeneous stories.

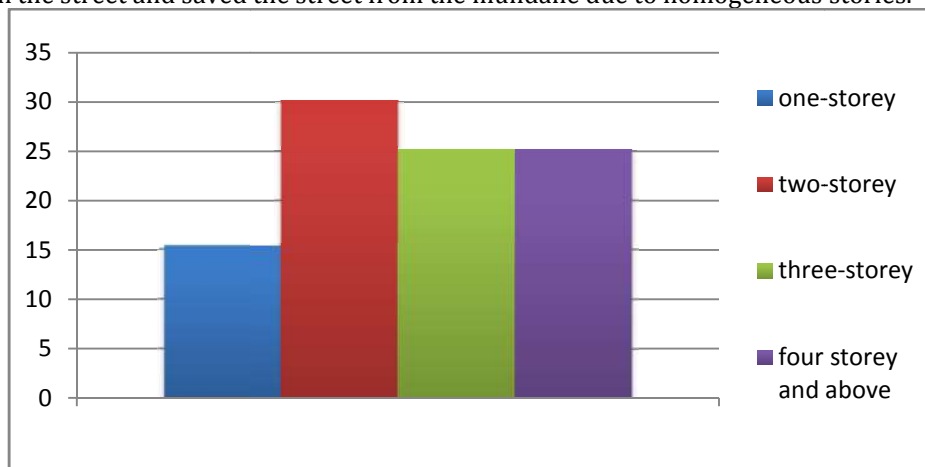


Fig 2. Number of building stories in the study area

Facades analysis

The existing and common facades materials in the study area from the past were thirty inches brick but by creating fashion and popularity of new materials and time passing, old facades gradually abandoned and other materials have been replaced. According to this theorem, the old buildings within the area can be detected. As the Fig 3, shows, today, the most common materials in the study area was stone, that different types including various granite, marble and etc.

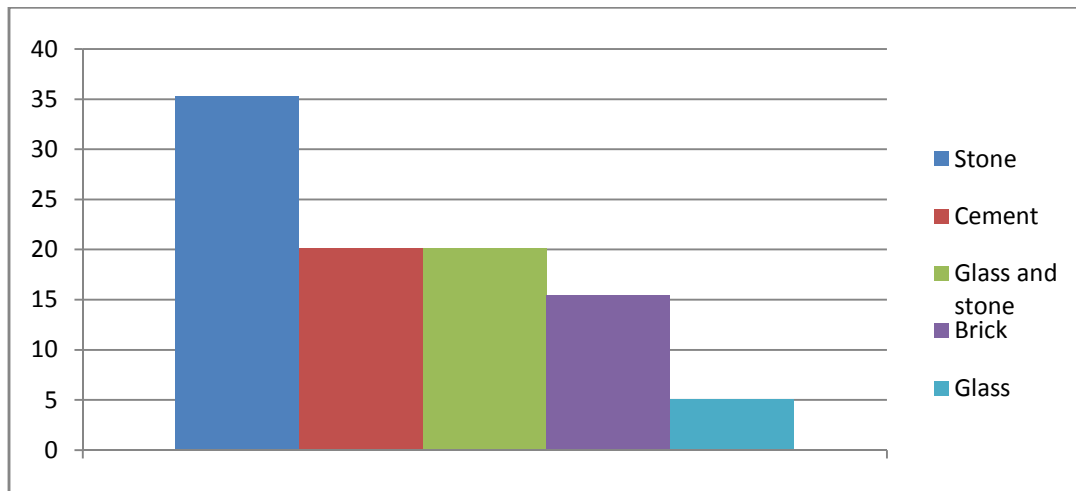


Fig 3. Different types of facades used for buildings in the study area

Study of vegetation cover in the study area

Around the Baharestan Square lacked any suitable vegetation cover and this issue has caused a lack of identity, lush and beauty of the street, but inside the square there were appropriate vegetation cover and I caused lush and beauty of square. Green spaces covered many species and equipment including combined or none combined with water equipment and the kinds of organizing almost were set according to space application space (Fig 4).

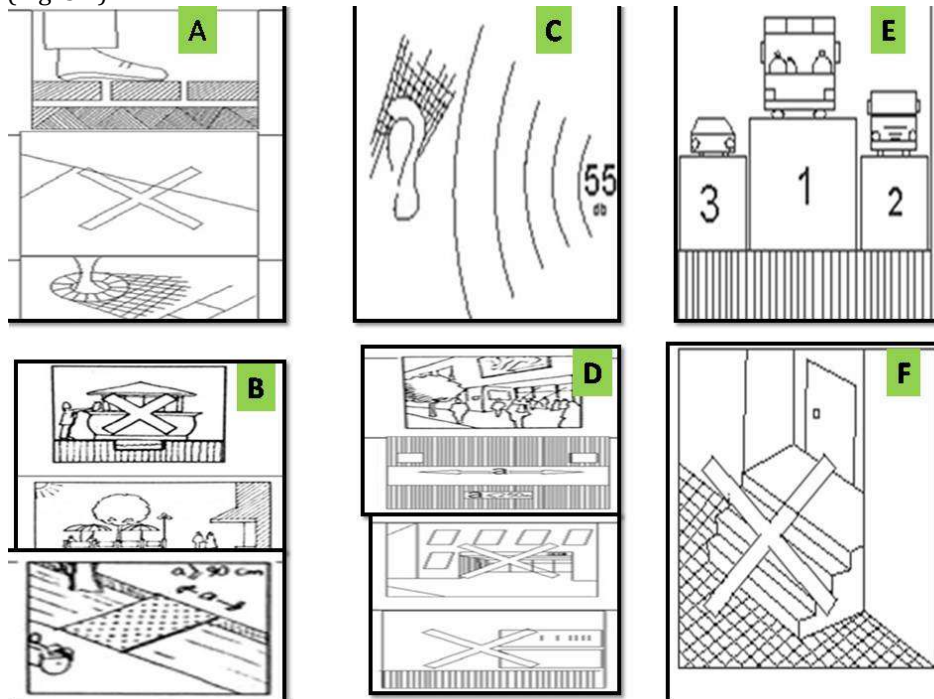


Fig 4. Spatial image and vegetation cover situation along and inside the Baharestan Square

Criteria for organizing spaces

The first criteria, floor making, the texture of walk side floor should be quite slippery. The use of concrete and asphalt for pavement is not allowed and in new streets, placing open stream shall be prohibited and they should be closed (Fig.5 A). The second criteria, placing gardens and kiosks on the raceway are prohibited. The uses of temporary furniture on sidewalks in a way that do not bother pedestrians are prohibited. The minimum width of the bridge over the streams and the like that for the disabled and pedestrians is 90 cm (Fig. 5 B). The third criterion is that, the maximum noise level on the street should not be more than 55 dB (Fig. 5. C). The fourth criteria is about uses activity, establishing at least one active use at night in each of the bodies of square is essential. The maximum distance between the uses and night activities should be 250 meters. Establishment of coarse-grained and non-active uses along none-office hours, in the body of street should be prohibited. Residential and business units changing within the body and surrounding streets to turning to warehouse is prohibited (Fig. 5 D). The fifth criteria is about move of roadway and parking, required facilities for public transport should be provided, in a

way that place in the priority in comparison to other vehicles (Fig 5 E). The last recommended criterion is about sidewalks moving. Invasion of stairs and buildings entrances into the privacy of sidewalks is prohibited (Fig 5 F).



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